

Wokingham Borough Council Community Infrastructure Levy (CIL)

Draft Regulation 123 List – November 2016

Regulation 123 of the Community Infrastructure Levy Regulations 2010 (as amended) (CIL) prevents the local planning authority from taking into account as a reason for granting planning permission certain planning obligations for infrastructure that will be funded in whole or part by CIL.

The list does not signify a commitment by the Council to deliver the project, nor does it indicate any priority. The list will be subject to periodic review. Proposed insertions to the Council's adopted Regulation 123 List are underlined with red text. Proposed deletions are highlighted in red strikethrough text.

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Infrastructure Type or Project	Exclusions*
<p><u>Suitable Alternative Natural Greenspace (SANG) - defined as:</u></p> <p>Provision and ongoing maintenance in perpetuity of SANG (part of Thames Basin Heaths Special Protection Area (TBHSPA) Avoidance and Mitigation measures) at Rooks Nest Woods and Clare's Green Wood.</p>	<p>On-site and off-site delivery of SANG (in accordance with the TBHSPA Avoidance and Mitigation Strategy, necessary to meet the requirements of the Habitat Regulations) in connection with the following Strategic Development Location (SDL) sites:</p> <ul style="list-style-type: none"> • North Wokingham SDL • South Wokingham SDL • South of M4 SDL • Arborfield SDL <p>SPA-wide Strategic Access and Management Monitoring (SAMM) (N.B. This item is not considered to fall within the definition of infrastructure and will continue to be secured through legal agreements).</p>
<p><u>Transport, defined as:</u></p> <p>The following Local Road Network capacity</p>	<p>All other development-specific transport and highways improvements</p>

Infrastructure Type or Project	Exclusions*
<p>improvements:</p> <ul style="list-style-type: none"> • Improvements along the A329 to deliver pedestrian and cycle facilities and junction capacity improvements not directly related, in part or in whole, to development sites between the Coppid Beech Roundabout to the junction of the B3350; • Winnersh Relief Road – a new road between Kings Street Lane and the A321 Reading Road (near the M4 overbridge); • North Wokingham Distributor Road (NWDR) – new sections of road through the North Wokingham SDL, between Warren House and Twyford Road, and, between Toutley Road (near Brimblecombe Close) and the A321 Reading Road; • South Wokingham Distributor Road (SWDR) – a new road through the South Wokingham SDL, from Montague Park (just south of the school access) to an improved junction on the A321 (near Tesco); • Replacement railway bridges on the A321 Finchampstead Road, specifically: <ul style="list-style-type: none"> • Southern underbridge, single span masonry arch bridge (bridge no. 1165 Network Rail reference 19/1375) • Northern underbridge, single span 	<p>as identified in a development specific transport assessment.</p> <p>Travel Plans</p> <p>The delivery, commissioning, or subsidy of a new or existing expanded bus service.</p> <p>Provision of land for transport requirements on the SDLs</p> <p>Sections of the Greenways Network within the SDL's</p>



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<p>masonry arch bridge (bridge no. 1166 Network Rail reference 4/34);</p> <ul style="list-style-type: none">• Improvements along A321 - to deliver pedestrian and cycle facilities and junction capacity improvements not directly related, in part or in whole, to development sites along the A321 between the southern Borough boundary starting at Wokingham Road (Crowthorne) and the end of the A321 in Wargrave towards the north of the Borough;• Arborfield Cross Relief Road (ACRR) - a new road between a new junction on the A327 south of Langley Common Road and a new junction on the A327 West of Arborfield Cross;• Nine Mile Ride Extension – a new road through the Arborfield SDL between byway 18 and the Nine Mile Ride connection with Park Lane;• Barkham Bridge Improvement – widening to one lane each direction;• Improvements along the A327 to deliver pedestrian and cycle facilities and junction capacity improvements not directly related, in part or in whole, to development sites along the A327 between the Borough Boundary to the South and the Borough Boundary to the North which ends just south of Whitley Wood Road;• Shinfield Eastern Relief Road;	

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<ul style="list-style-type: none"> • Capacity improvements on the A329(M) from M4 Junction 10 to Coppid Beech • Corridor Improvements - the delivery of sustainable transport measures that are not directly related, in part or in whole, to development sites, including: <ul style="list-style-type: none"> • Bus stop improvements; • Footpath / cycleway improvements. <p>Strategic Road Network (SRN) improvements outside the Borough within contiguous Local Authorities (The SRN is made up of motorways and trunk roads that are managed by Highways England).</p> <p>Public Rights of Way (PROW) and Cycle Network improvements including:</p> <ul style="list-style-type: none"> • Four crossings over the Waterloo Line (Tanhouse / Gypsy Lane / Star Lane / Eastern Gateway); • The_Greenways Network. <p>Public Transport Network improvements including:</p> <ul style="list-style-type: none"> • Thames Valley Park, Eastern Expressway – a new road to support public transport in Thames Valley Park 	

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<p>The following improvements to Parking Provision (including Park and Ride infrastructure):</p> <ul style="list-style-type: none"> • Park & Ride near the Coppid Beech roundabout • Carnival Pool Car Park Expansion • Thames Valley Park, Park and Ride 	
<p><u>Education, defined as:</u></p> <p>Nursery Schools</p> <p>Primary and Secondary Education Further and Higher Education Special Educational Needs Provision</p>	<p>Provision of land for schools on the SDLs and service / utilities provision / pedestrian and vehicular access connections to the schools.</p>
<p><u>Green Infrastructure, defined as:</u></p> <p>Allotments and Community Gardens</p> <p>Biodiversity Projects</p> <p>Amenity Open Space and Play Areas</p> <p>Cemeteries and Churchyards Outdoor Sport Facilities</p>	<p>Amenity open space and play areas in connection with the following Strategic Development Location (SDL) sites:</p> <ul style="list-style-type: none"> • North Wokingham SDL • South Wokingham SDL • South of M4 SDL • Arborfield SDL <p>Provision of land for green infrastructure on the SDLs</p>

Infrastructure Type or Project	Exclusions*
Country Parks	
<p><u>Community/Social Infrastructure</u>, defined as:</p> <p>Community Centres/Halls Libraries</p> <p>Indoor Sports Facilities</p> <p>Culture and Heritage</p>	<p>Provision of land for community / social infrastructure on the SDLs</p>
<p><u>Public Services</u>, defined as:</p> <p>Emergency Services facilities and equipment</p> <p>Health centres/GP surgeries</p>	<p>Fire Hydrants</p>

*Exclusions: projects identified in this column are expected to be delivered in kind or by developer contributions, secured through Section 106 agreements.